



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Lisa Feldt
Director

E-MAIL TRANSMITTAL

Interagency Water/Sewer Map Amendment Review

May 9, 2017

TO: Beth Kilbourne, Rufus Leeth, and Luis Tapia, Development Services Group
Washington Suburban Sanitary Commission

Richard Weaver, Area 3 Planning Team, M-NCPPC
Maryland – National Capital Park and Planning Commission

Geoffrey Mason, Parks Planning & Stewardship Division
Maryland – National Capital Park and Planning Commission

Gene von Gunten, Well and Septic Section
Department of Permitting Services

FROM: George Dizelos, Planner II, Water and Wastewater Policy Group
Department of Environmental Protection

SUBJECT: WATER/SEWER CATEGORY CHANGE REQUEST REVIEW – **2017-Q3 REVIEW GROUP**

Attached with this message and posted to www.montgomerycountymd.gov/waterworks is a PDF that includes three (3) new individual water/sewer service area category change requests (WSCCRs) for your review and comment. These requests will be considered as proposed amendments to the County's *Comprehensive Water Supply and Sewerage Systems Plan*. I would greatly appreciate receiving your review comments on these requests no later than Friday, June 9th, 2017. Please notify me before May 29th if this schedule is not feasible.

DEP will develop and announce a schedule for administrative delegation hearing AD 2017-3, which will include all eligible FY 2017 third quarter requests. We will provide a notice of that hearing 30 days prior to the hearing date. At this time DEP has not identified any requests in this review packet anticipated for County Council consideration, although the review process may result in an application that requires the Council's consideration. DEP's recommendation process for these requests will be based in part on the review comments your agencies provide.

Note that the listing of the following requests under the administrative process versus the Council process is a preliminary determination and certainly subject to change as they proceed through the review process.

Anticipated Administrative Action WSCCRs

17-GWC-01A...Hackey
17-CLO-02A... Porter Street Development Group
17-CKB-01A...Haba

Anticipated Council Action WSCCRs

None identified at this time.

Note that with this review packet, DEP-WWPG is working to reestablish a quarterly review schedule. Please do not hesitate to contact me at George.Dizelos@montgomerycountymd.gov or at 240-777-7755 if you have any questions concerning these category change requests or the review schedules.

GJD: gjd

R:\Programs\Water_and_Sewer\CCRs\CCR-Review-Process\2017CCR-review-process\2017-Q3\2017-q3--review-pckt-complete.docx

cc: Agencies

Dave Lake and Alan Soukup, DEP-WWPG
Keith Levchenko, County Council
Katherine Nelson, Area 3 Planning, M-NCPPC
Pam Dunn, Functional Planning, M-NCPPC
Mark Pfefferle & Cathy Conlon, Development Applications & Regulatory Coordination, M--NCPPC
Ray Chicca, Development Services, WSSC
D. Lee Currey, Water Management Administration, MDE
Steven Allan, MDP

Category Change Applicants & Interested Parties

17-GWC-01A.....Hackey
.....Ed Snider, Snider & Associates
17-CLO-02A.....Porter Street Development Group
.....Jagdish Mandavia, Vika Engineering
17-CKB-01A.....Haba Family Living Trust
.....John Sekerak, Jr., Stantec

Civic Organizations and Other Public Interest Groups

Audubon Naturalist Society
Greater Goshen Civic Association
Goshen Community Association
East Village Homes Corporation
Clarksburg Civic Association
Clarksburg Initiatives Association
Greater Ashton Civic Association
Sandy Spring Civic Association
Sandy Spring Ashton Rural Preservation

Adjacent and Confronting Property Owners

DEP will send a notice to each owner of properties adjacent to and confronting these category change request sites advising them about the filing of these requests.

WSSCR 17-GWC-01A: Faye Hackey

Anticipated Action Path: AD-2017-3

| Property Information and Location Property Development | Applicant's Request: Service Area Categories & Justification |
|---|--|
| <ul style="list-style-type: none"> 8300 block Warfield Rd., Gaithersburg Parcel 572, Williams Range Near Goshen (acct. no. 01796542) Map tile: WSSC – 228NW08; MD –GU13 North side of Warfield Rd., 575 feet west of intersection of Doubleland Rd. RE-2C Zone; 1 acre (43,560 sq. ft.) Goshen Planning Area Agricultural & Rural Open Space Master Plan (1980) Middle Great Seneca Creek Watershed (MDE Use I) <u>Existing use:</u> Unimproved, Outlot <u>Proposed use:</u> Combine parcel with adjacent parcel (8327 Warfield Rd) to form one lot. Will demolish house on Lot 4 Block B. New single family home to be built on newly created parcel. | <p><u>Existing – Requested – Service Area Categories</u></p> <p>W-3 W-3 (No Change)</p> <p>S-6 S-1</p> <p><u>Applicant's Explanation</u></p> <p>"I am requesting an Advanced Action for this sewer category change request in order to be able to continue with the Subdivision Record Plat Process. The project scope is to consolidate Parcel 572 and Lot 4 Block B – Warbling Meadows into (1) new lot for the purposes of demolishing the existing house on Lot 4 Block B – Warbling meadows and building (1) new single family home on the newly created lot."</p> <p><i>*DEP note: M-NCPPC Subdivision Plat #220170570, Advanced Action Granted on 4/20/2017.</i></p> |

Agency Review Comments

DPS:

M-NCPPC – Planning Dept.:

M-NCPPC – Parks Planning:

WSSC - Water: *(not requested)*

WSSC - Sewer:



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Lisa Feldt
Director

MEMORANDUM

April 20, 2017

TO: Luis Tapia, Manager, Permit Services Unit, Development Services Group
Washington Suburban Sanitary Commission

FROM: George Dizelos, Environmental Planner II, Water and Wastewater Policy Group
Department of Environmental Protection

SUBJECT: Request to Provide a Single Sewer Service Connection

This is to request that WSSC accept and act on an application to provide public sewer service for the following property:

| Property Address & Identification | Owner – Est. Date | Sewer Main - 200' Tile | WSSCR No. |
|---|---|---|---------------------|
| 8300 Block of Warfield Rd., Gaithersburg Parcel P572, Williams Range Near Goshen; acct. no. 01796542 (tax map GU13) | Faye Hackey Unimproved – deeded prior to 1977 | 8" gravity sewer (#095026Z) Warfield Road – built: 2011 (WSSC tile 228NW08) | WSSCR 17-GWC-01A |

State deed records show the property existed as early as 1977, pre-dating the installation of the abutting sewer main located on Warfield Rd. The property existed before the sewer main installation, and abuts the sewer main and therefore the property is eligible for a single sewer service connection under the abutting mains service policy in the County's Water and Sewer Plan. The property is part of a proposed minor subdivision that will combine the adjacent parcel into one building lot.

DEP will address the service area category change amendment cited above, which seeks to change the existing S-6 sewer category to S-1, allowing the provision of public sewer service. However, it will take our office some time to process and approve this request, and the owner has indicated a need to proceed with the service to this site.

WSSC may install the requested sewer service connection and approve on-site plumbing permits in advance of DEP's approval of the associated service area category change. The County's Water and Sewer Plan allows DEP to direct WSSC to provide public service for cases which clearly satisfy the abutting mains policy.

If you have any questions concerning this request, please contact me at 240-777-7755

Attachment: Service Area Category Map (see pg. 3)

Office of the Director • Water and Wastewater Policy Group

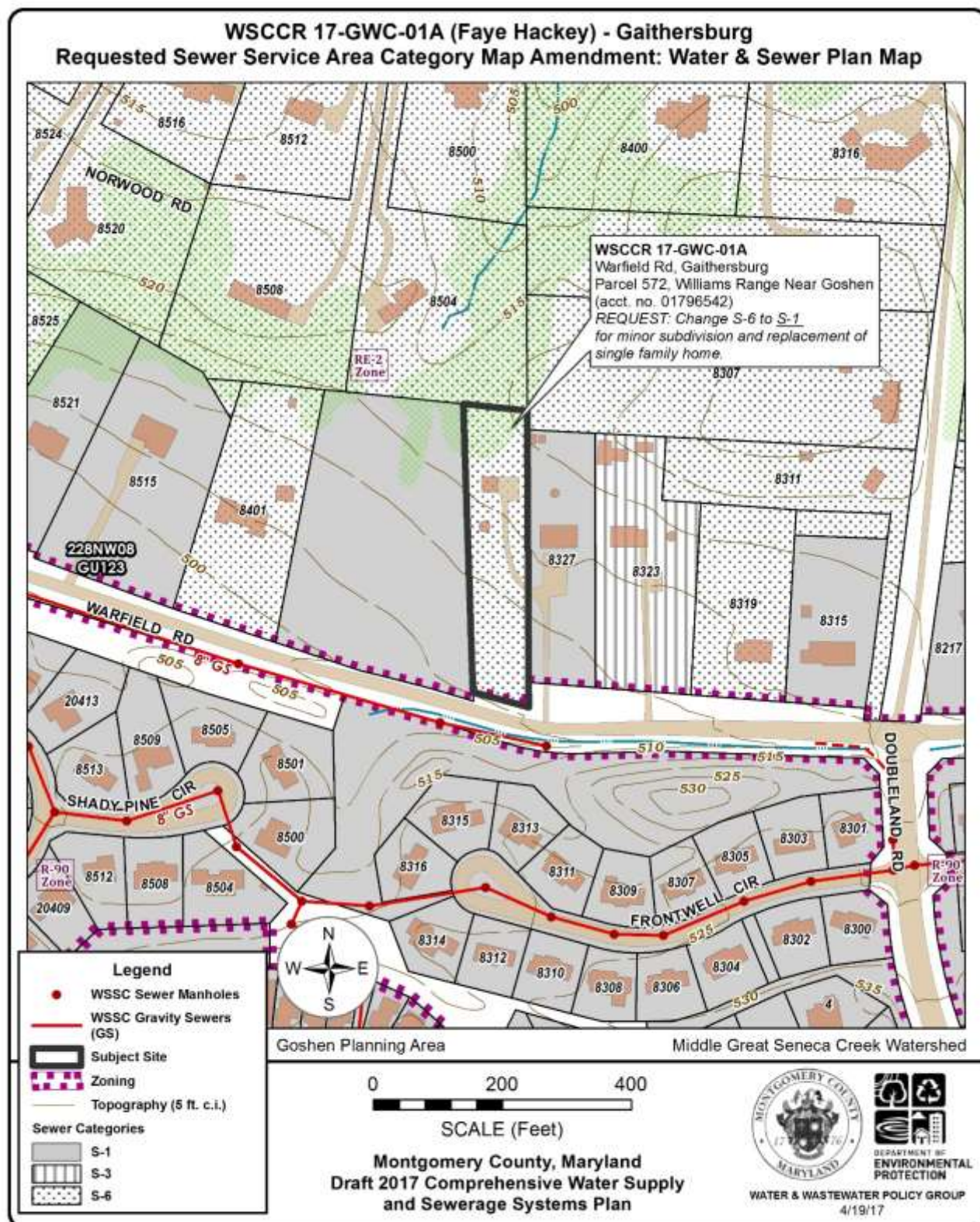
255 Rockville Pike, Suite 120 • Rockville, Maryland 20850-4166 • 240-777-7755, FAX 240-777-7715

Luis Tapia
April 20, 2017

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GJD:gjd
R:\Programs\Water_and_Sewer\WSSC\connections\connect-docs=alpha-street\W\Warfield-rd-P572-Advance.doc

cc: Lisa Sine, April Snyder, and Sharon Spruill, Development Services Group/Permit Services, WSSC
Ray Chicca, Development Services Group, WSSC
Pamela Dunn, Functional Planning Team, M-NCPPC
Richard Weaver & Katherine Nelson, Area 3 Planning Team, M-NCPPC
Gene Von Gunten, Well and Septic Section, DPS
Keith Levchenko, County Council
Dave Lake & Alan Soukup, DEP-WWPG
Ed Snider, Snider & Associates
Faye E. Hackey



WSSCR 17-CLO-02A: Porter Street Development Group

Anticipated Action Path: AD-2017-3

| Property Information and Location Property Development | Applicant's Request: Service Area Categories & Justification | | | | |
|--|--|-----|-----------------|-----|------------|
| <ul style="list-style-type: none"> 100 block of Olney Sandy Spring Rd., Ashton Parcel P447, Add Charley Forest (acct. no. 00720558) Map tile: WSSC – 224NW01; MD –JT42 West side of Porter Rd. south of Olney Sandy Spring Rd. (MD 108). R-90 Zone; 1.2 acres Cloverly Planning Area Sandy Spring Ashton Master Plan (1998) Northwest Branch Watershed (MDE Use IV) <u>Existing use</u>: Wooded <u>Proposed use</u>: Six townhouses | <p><u>Existing – Requested – Service Area Categories</u></p> <table> <tr> <td>W-1</td><td>W-1 (No Change)</td></tr> <tr> <td>S-6</td><td>S-1</td></tr> </table> <p><u>Applicant's Explanation</u></p> <p>"Rezoning for redevelopment and Master Plan recommendation for category change as shown on page 84 within the Comprehensive Water Supply and Sewerage Systems Plan of the Sandy Spring/Ashton Master Plan. Additional information about the redevelopment is found in the attached Statement of Justification for the Rezoning Application. We desire to connect our client's public sewer main to the existing 8" sewer (WSSC contract #929453B) which is located approximately 200' southwest of our property."</p> <p><i>DEP note- Zoning Application Justification is on file with DEP. See page 9 for preliminary plan.</i></p> | W-1 | W-1 (No Change) | S-6 | S-1 |
| W-1 | W-1 (No Change) | | | | |
| S-6 | S-1 | | | | |

Agency Review Comments

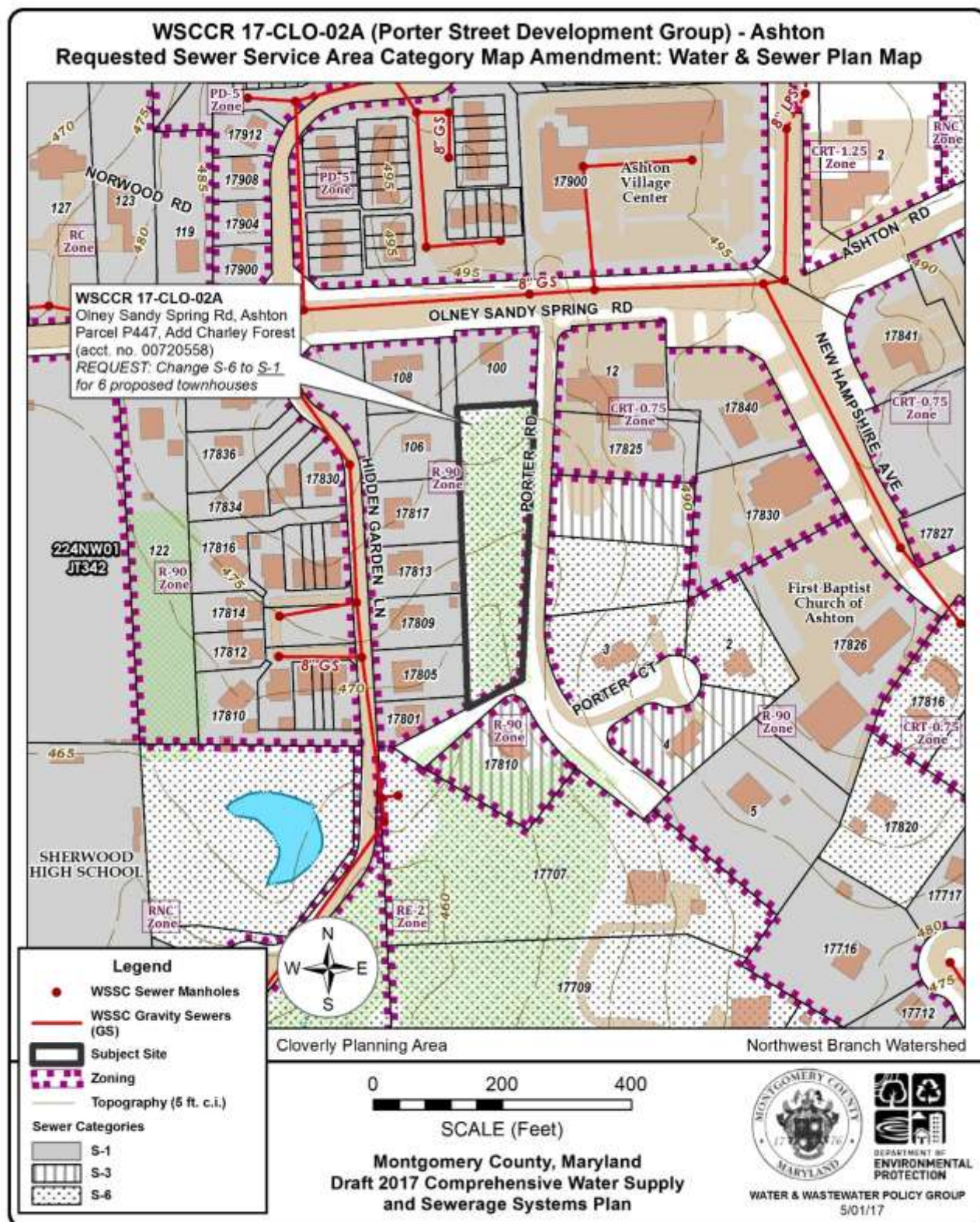
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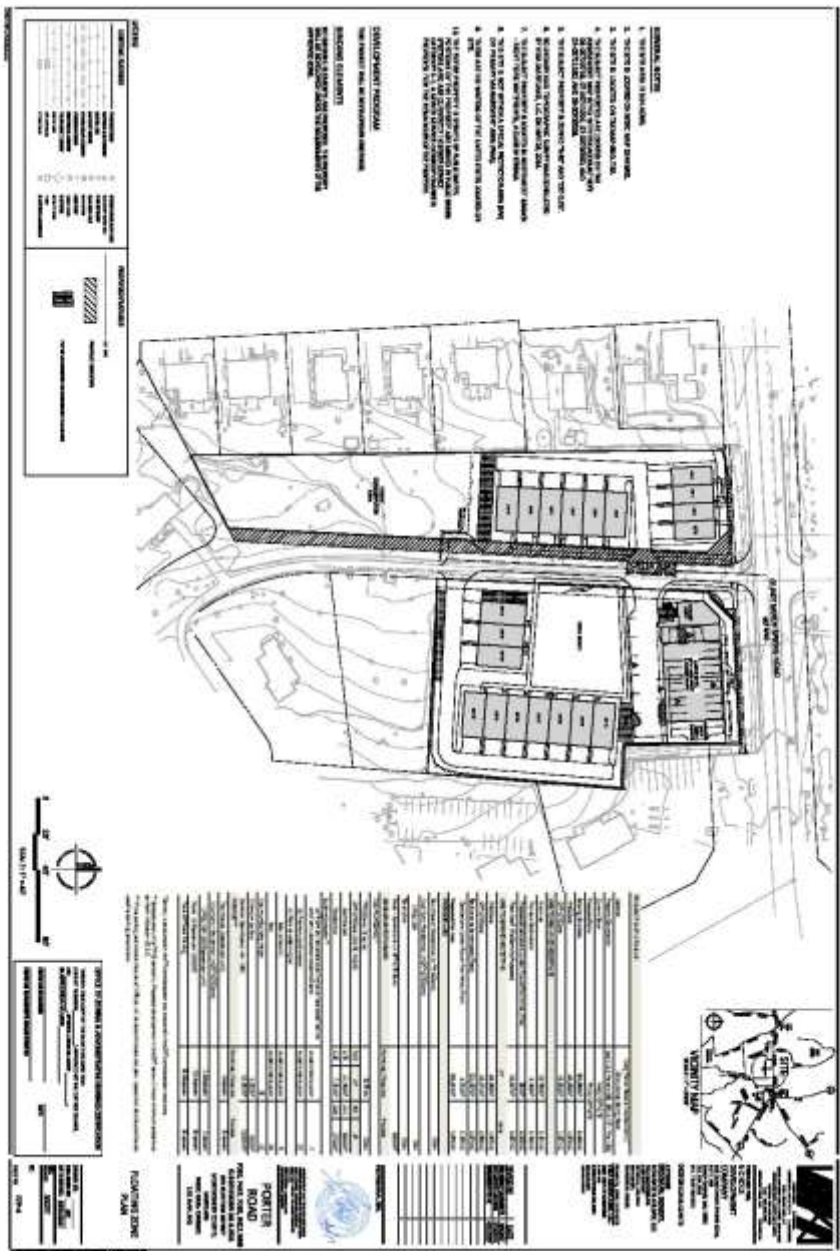
M-NCPPC – Planning Dept.:

M-NCPPC – Parks Planning:

WSSC - Water: *(not requested)*

WSSC - Sewer:





WSSCR 17-CKB-01A: Haba Family Living Trust

Anticipated Action Path: AD-2017-3

| Property Information and Location Property Development | Applicant's Request: Service Area Categories & Justification |
|---|--|
| <ul style="list-style-type: none"> • 21000 block of Ruby Dr., Boyds • Lot 3, Block A, Musgroves Add To Neelsville (acct. no. 00026857) • Map tile: WSSC – 230NW12; MD –EV52 • West side of Ruby Rd north west of the intersection of W. Old Baltimore Rd • R-200 Zone; 3 acres • Clarksburg Planning Area Clarksburg Master Plan (1994) • Little Seneca Creek Watershed (MDE Use IV) • <u>Existing use</u>: Unimproved • <u>Proposed use</u>: "One, single-family detached house." | <p><u>Existing – Requested – Service Area Categories</u></p> <p>W-5* W-1 S-5* S-1</p> <p><i>*DEP Note – Conditional Approval for W-3 and S-3 see page 13</i></p> <p><u>Applicant's Explanation</u></p> <p>"You may recall that this lot was a portion of the subject property of a previous Category Change request in 2001. The subject properties of WSSCR 00A-CKB-03 included the subject lot 3 and two other adjacent lots along Ruby Drive. The decision of DPS's administrative delegation action maintained the existing W-5 and S-5 categories with approval of W-3 and S-3 conditioned on Planning Board approval of a Preliminary Plan of Subdivision. The re-subdivision of the properties was never pursued and the Applicant does not control the other two lots of that previous conditional approval. This renders the previous conditional approval moot and maintains the categories of W-5 and S-5. The Applicant requests the current category change to accommodate the construction of one single-family home on the existing record lot to be served by public water and sewer service."</p> |

Agency Review Comments

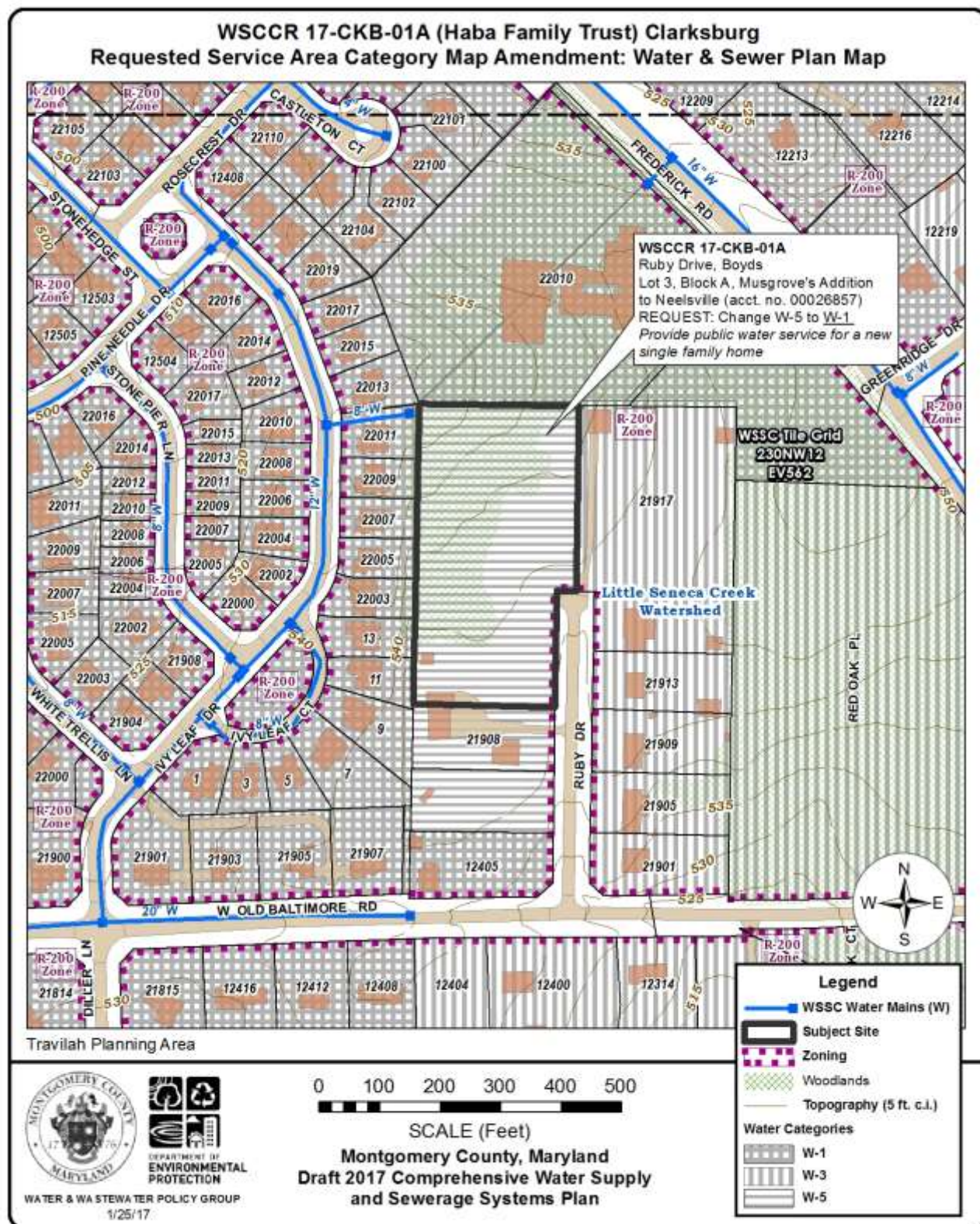
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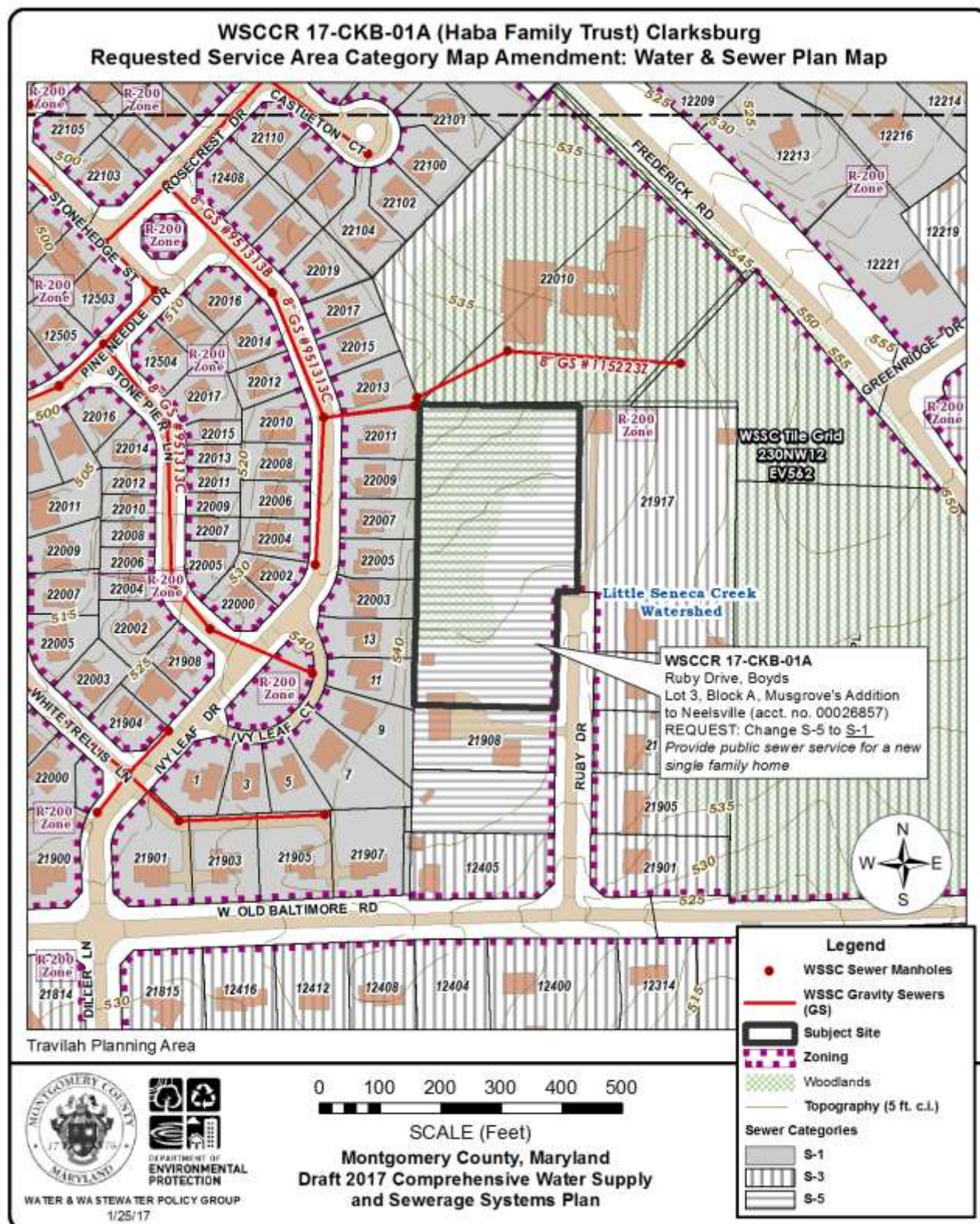
M-NCPPC – Planning Dept.:

M-NCPPC – Parks Planning:

WSSC - Water:

WSSC - Sewer: DEP Note – The conditional approval previously granted for this project required establishing an easement for a sewer main extension from the north-west corner of the site (existing sewer line) to the ROW for Ruby Dr. This was to ensure sewer access for this and other properties along Ruby Drive. We would like to determine a process where by such an easement for the sewer line can be established without the use of a preliminary plan process. We would appreciate your thoughts on such an alignment as part of your review of this request.





Comprehensive Water Supply and Sewerage Systems Plan Amendments
Summary of Action: Administrative Delegation AD 2001-1
February 6, 2001

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closed at 10:18 a.m. None of the testimony provided at the hearing raised any issues contrary to MCDEP staff recommendations. Copies of written testimony, other correspondence, and a list of those attending the hearing are on file with MCDEP.

Comments received from the WSSC and from the MCDPS raised no objection to the administrative approval of the five subject amendments. On January 18, 2001, the Montgomery County Planning Board reviewed the proposed amendments and concurred with the MCDEP and M-NCPPC staff recommendations for administrative approval for all five amendments. On January 19, 2001, Keith Levchenko of the County Council staff advised MCDEP staff that the Councilmembers had no objections to the administrative approval of the proposed amendments. MCDEP closed the public hearing record on January 26, 2001.

Summary information tables, which include all interagency recommendations and all testimony for the proposed amendments, are on file with MCDEP. These tables were included earlier in the inter-agency public hearing notification packet, distributed on December 12, 2000.

IV. MCDEP ADMINISTRATIVE ACTION - The June 1999 water and sewer category map update of the Montgomery County Comprehensive Water Supply and Sewerage Systems Plan is hereby amended as follows:

| Amendment No. Applicant (Owner) Description & Location | Master Plan & Watershed Zoning & Acreage Proposed Development | Existing Category | Requested Category | CWSP Amendment and Administrative Policy Justification |
|--|--|----------------------|---|--|
| CLARKSBURG PLANNING AREA | | | | |
| WSSCR 00A-CKB-03 Maddox Engineers (for Joseph Haba) Lots 2 and 3 and Pt. Lot 1, Musgrove's Addition to Neelsville (tax map EV52) West side of Ruby Dr. 130' north of West Old Baltimore Rd. | Clarksburg Master Plan (1994) Little Seneca Creek Watershed (Use IV) R-200 zone: 4.09 ac. Existing use: single- family house; proposed use: residential - plan no. 7-00040 "Musgrove's Addition to Neelsville" | W-5 S-5 | W-3 S-3 3 Tax IDS 00021024 00021035 00026857 | Maintain W-5 and S-5, with approval of W-3 and S-3 conditioned on Planning Board approval of a preliminary plan which includes a WSSC right-of- way or other dedication to facilitate extension of public water and sewer service to the remaining properties on Ruby Dr. Policy V.F.2.d.: Consistent with Existing Plans. |
| CLOVERLY-NORWOOD PLANNING AREA | | | | |
| WSSCR 00A-CLO-05 John O'Connell* Parcel P715 (tax map JT41) 1000' east of Sandy Spring Friends School north of Ednor Rd. *contract purchaser: R.A.M. Investing, Inc. | Sandy Spring - Ashton Master Plan (1998) Northwest Branch Watershed (Use IV) RNC Zone: 35.9 acres Existing use: farming; Proposed use: residential subdivision - plan no. 7-00013 "O'Connell Property" | W-6 S-6 | W-3 S-3 22 Tax IDS. | Maintain W-6 and S-6 with advancement to W-3 and S-3 conditioned on Planning Board approval of a preliminary plan using the RNC optional cluster method. The final approval for W-3 and S-3 will be restricted to the area of clustered lots and to conservancy lots which M-NCPPC & MCDEP determine to qualify for public service under the recommendations of the Sandy Spring Master Plan. Policy V.F.2.d.: Consistent with Existing Plans. |